

**Single Family Design Guidelines/  
Neighborhood Compatibility Ordinance Update**

**Proposed**

**Municipal Code Changes**

**Summary**

**February 23, 2006**

**Draft Prepared for Steering Committee Review**

## **Introduction**

The Single Family Design Guidelines/Neighborhood Preservation Ordinance (SFDG/NPO) Update Steering Committee and Staff recommend a number of Municipal Code amendments. Changes described in this Memo range from simple definition updates for clarity to more substantive changes. For example, Design Review project “triggers” will be simplified, improved and clarified. The changes described in this document, when combined with the proposed updated SFDG and Architectural Board of Review Guidelines, will create a more effective Design Review process for single family home applications.

## **Code Update Process**

This memo provides a description of the changes to take place, but not the actual recommended Zoning Ordinance language. After the Steering Committee has reviewed this compilation of recommended changes, other Hearing bodies will review the changes: the Architectural Board of Review, the Historic Landmarks Commission, and the Planning Commission. Following these reviews, City Council will review the recommended Zoning Ordinance changes. After City Council review, the City Attorney will then draft the proposed Ordinance. The Ordinance Committee will review the proposed Ordinance amendments and then they will be introduced to City Council and finally adopted.

## **Neighborhood Preservation Ordinance Update Municipal Code Changes**

1. Ordinance Name (22.68.040.B)
2. Public Notice Procedures (22.68.065, 22.68.070, and 22.68.080)
3. Floor to Lot Area Ratios (FAR) (28.15, 28.18 and 28.87)
4. Findings (22.68.060 NPO Findings)
  - Good Neighbor Policy Related Items Including Private Views
5. Application Design Review Triggers and Routing Changes (22.68.040 Applicability of ABR, Exceptions 22.68.070 and ABR Referral to Planning Commission 22.68.070)
6. Green Building Standard
7. Hillside Items
  - Hillside Design District Boundaries (22.68)
  - Building Height Definition (22.22 and 22.68)
  - Grading (SFDG)
  - Retaining Wall Heights (SFDG)
  - Terracing Projects with Multiple Retaining Walls (SFDG)
8. Parking Flexibility Option
9. Zoning Ordinance General Definition Changes (Definitions 28.04)
10. Lighting Ordinance

Attachment 1: Proposed FAR Maximums and Guidelines Table by Lot Size.

Attachment 2: Special Considerations for Project Over FAR Maximum Options 2 and 3

Attachment 3: 85% of Max. FAR Application Processing Chart:  
Steering Committee Recommended

Attachment 4: 85% of Max. FAR Application Processing Chart:  
Staff Recommended

Attachment 5: Projects Exempt from a Building Permit

## **1. Ordinance Name.**

Change the name of the Neighborhood Preservation Ordinance to the “Neighborhood Compatibility Ordinance” to acknowledge that neighborhoods change gradually over time. Neighborhoods best serve the community by growing compatibly over time, rather than being “preserved”.

## **2. Public Notice Procedures.**

**Noticing Radius:** The noticing radius for ABR hearings to be set at 100 ft. or to the 20 closest parcels, whichever captures more parcels, for projects that are not subject to other hearing review bodies.

**Notice all 2-Story Projects:** Require noticing for all two-story projects heard by the ABR, not just second stories of a certain size. This will be achieved through the amendment of the application and hearing rules. If all two-story projects require a hearing, noticing will be required.

## **3. Floor to Lot Area Ratios.**

### **Set FAR Maximums for lots under 15,000 square feet.**

Steering Committee Recommendation: Require cumulative net floor area of all structures on the lot to be less than or equal to FAR maximum requirements, per FAR Table, Attachment 1. Also, for lots under 15,000 square feet, prohibit projects from having a FAR over 85% of the maximum if:

- Property with Slope > 30%
- Height above grade > 25'
- Hillside Design District projects proposes a total site grading > 500 cubic yards of grading outside of the main building footprint.

In non-single-family zones, only single-family residential projects with two adjacent single-family residences are subject to the FAR limitations.

Per April, 2005, Steering Committee discussion, FARs would apply to duplexes (two attached residential units, additional units (2<sup>nd</sup> units) and secondary dwelling units (“granny units”), but not to R-2 accessory units or multi-family units, as referenced in Issue Paper D Follow-Up Discussion.

### **Exceeding FAR Maximum Allowed by Variance Only.**

Allow variances as the only mechanism available for projects to exceed maximum FAR for lots under 15,000 square feet. Variances are not approved unless rigorous findings are met, allowing modifications to exceed FAR maximums would be too problematic.

Also, forward three additional options for review regarding other potential mechanisms to exceed a maximum FAR be forwarded to other hearing bodies for consideration. Options 2 and 3 are illustrated in a table, Attachment 2.

Option #1. Allow homes that are legal non-conforming as to size to increase by no more than 10% of the square footage existing as of the adoption of the maximum FAR table.

Option #2. Special Considerations Modification Mechanism. Rigorous submittal requirements and modification standards met and Planning Commission review. (See Attachment 2 table.)

Option #3. Additional Review Standards Mechanism. The Steering Committee has specified a number of additional submittal and review requirements for projects over 85% of the maximum FAR. This concept could be extended to projects proposing over the maximum FAR. The review standards would be very high and submittal requirements would give the ABR the maximum ability to analyze potential impacts of a structure. (See Attachment 2 table.)

#### **Requirements for Projects Above 85% of the Maximum FAR.**

Create a two-tiered FAR maximum system, whereby there are more stringent submittal requirements for projects proposing square footage above 85% of the maximum Floor to Lot Area Ratio. Project Flow Chart Table Attachment 3, summarizes the proposed requirements described below.

1. Applications for projects over 85% of the maximum FAR will be accepted only if:
  - Avg. Slope of Lot < 30%, and
  - Height above grade < 25', and
  - For Hillside Design District Projects: Total site grading < 500 cubic of grading outside of the main building footprint.
2. Special Approval Requirement: 2/3 majority vote required for approval.

#### **4. Findings for Project Approval.**

Update findings required for NPO project approvals to the following finding set.

##### **Infill and Hillside Findings**

1. **Consistency & Appearance:** The proposed development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
2. **Compatibility:** The proposed development will be compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
3. **Quality Architecture & Materials:** The development, including proposed structures and grading, is designed with quality architectural details and quality materials. Proposed materials and colors will maintain the natural appearance of the ridgeline or hillside.

4. **Trees:** The proposed project will not remove or significantly impact any designated Specimen, Historic or Landmark trees. Also, the proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') above natural grade. The project includes a plan to mitigate the impact of the removal of any healthy, non-invasive mature tree with a diameter of four inches (4") or more at four feet (4') above natural grade in compliance with applicable tree replacement ratios. Designated Specimen, Historic and Landmark trees will not be removed.
5. **Health, Safety and Welfare:** The public health, safety and welfare will be protected.
6. **Good Neighbor Guidelines:** The project generally complies with applicable privacy, landscaping, noise, lighting and private view Good Neighbor Guidelines.
7. **Public Views:** The development, including proposed structures and grading, will preserve significant public scenic views of and from the hillside.

#### **Hillside Design District Additional Findings**

8. **Appropriate Grading & Natural Topography Protection:** The development, including proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
9. **Appropriate Development Scale:** The development, including proposed structures and grading, will maintain a scale and form which blends with the hillside area by minimizing the visual appearance of structure(s) and the overall height of structure(s).

#### **5. Application ABR Trigger Changes.**

Revise Municipal Code to reflect the following changes to which single family projects are "triggered" for ABR review.

#### **Changes to Both Infill and Hillside Areas**

- All two-story projects subject to some level of Design Review.
- All one-story projects greater than 4,000 square feet have some level of Design Review.
- Review required for upper story deck and balconies over 20 square feet in floor area.
- All "exception criteria" to be eliminated.
- Trigger for Planning Commission Review for 6,500 square foot plus projects eliminated.
- Manufactured and "moved" homes would be subject to Design Review at that the Administrative level to the degree allowed by California State law.
- Projects subject to ABR which can be reviewed Administratively expanded.

- Improvements completed within two years of an application shall be considered as part of the new application for purposes of application review triggers and routing to discourage piecemeal development. For example, an applicant completes a project and receives a final “occupancy clearance” from Building and Safety. For two years after the “occupancy clearance” any additional projects would be subject to at least the same level of Design Review as the prior project. After two years have elapsed, then the following review triggers would apply for the home:

	Major Alteration	Additional Square Feet or Demolition & Reconstruction
1 <sup>st</sup> floor project location only	<b>No</b> ABR required [Not necessary. All of these triggers assume no work within last two years.]	<b>Yes</b> ABR required.
2 <sup>nd</sup> floor project component	<b>Yes</b> ABR required.	<b>Yes</b> ABR required.

This approach avoids always referring minor projects back the ABR review when it is not necessary, but assures that major alterations or additions to two story homes which could have a greater impact are reviewed.

### **Hillside Design District**

- Trigger for Planning Commission Review for project with over 500 cubic yards of grading eliminated.
- As before, all building permits for properties with a slope of 20% or greater to undergo some level of Design Review.
- As before, all building permits which include more than 250 cubic yards of grading beyond the footprint of the main building would be subject to Design Review.
- Roofing, landscaping or terracing wall proposals would be subject to some level of Design Review, even if the property averages less than a 20% slope.

The level at which Design Review is required (i.e. Administrative, Consent, or Full Board) is recommended to be described in the ABR Guidelines. A reference to the ABR Guidelines is recommended in the application section of Chapter 22.68.

**6. Green Building Standard:** Proposals for home additions which would result in a home greater than 4,000 square feet, including accessory structures on-site<sup>1</sup>, would be required to build the added square footage at a two-star or higher BuiltGreen level.

<sup>1</sup> However, if there are two units on a site, the individual unit with a project proposal would need to exceed 4,000 sq. ft. for the two-star BuiltGreen requirement to be triggered. In other words,

## **7. Hillside Items**

**Hillside Design District Boundary Changes:** Adjust District boundaries per maps shown in the draft updated Single Family Design Guidelines. The boundary changes will include parcels known to be over 20% slope. Smooth boundaries were used to include these 20% slope and over parcels, with the result that some parcels with slopes less than 20% area are also included in the new boundaries. In all, approximately 500 parcels are added to the existing 5883 parcels in the Hillside Design District by the boundary changes, an 8% increase. This may result in approximately 25 additional HDD Design Review cases per year.

**Building Height Definition:** Adopt a definition of building height for single family home projects as follows:

“The vertical distance measured from all points of a building or structure where it meets the adjacent ground, either natural or finished grade, whichever is lower, to the maximum vertical height of a building or structure at all points.”

**Grading PC Referrals:** Eliminate referrals of projects to PC when grading exceeds 500 cubic yards.

Instead of the PC referral, more specific guidelines & FARs will encourage people to minimize grading. A new grading guideline in the SFDG will read: “Carefully plan your project to minimize grading both underneath main building footprints and on the entire site. Most reasonably sized development projects should be able to achieve a project program with less than 250 cubic yards of grading outside the main building footprint, excluding recompaction. Only rarely do projects need to approach 500 cubic yards of grading outside the main building footprint to achieve reasonable development of a property.” Also, ABR to have the ability to request a 3-dimensional model or 3-dimensional Auto-cad computer simulation presentation of the project if the grading is proposed to exceed 500 cubic yards outside of the main building footprint.

**Grading Standards:** Additional standards for Hillside Design District & 20%+ slope projects >250 cubic yards of grading outside the building footprint:

- A licensed civil or structural engineer must prepare the grading plans.
- Require an on-site pre-consultation meeting with Building and Safety Staff, the building contractor, engineer and grading crew with equipment present on the day of grading commencement prior to beginning project grading.
- Require the engineer for the projects to submit a grading report to be required at the completion of all (rough) grading in order to reduce costs to applicants. The requirement for a report from the applicant would assure that grading plan

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the total of the two units would not be the figure used to determine the trigger, only the total of the project unit and its associated structures would be considered.



calculations remain honest since the 500 cubic yards of grading Planning Commission review trigger has been eliminated. The in-progress grading report would also allow an opportunity for grading mistakes to be caught early and corrected prior to home construction.

- Some Planning Commission approved grading mitigation measures commonly applied as conditions of approval regarding hours of grading, dust control, equipment, and other grading topics be required as standard conditions for all grading projects.

**Terracing Projects with Multiple Retaining Walls:** Any retaining wall project, no matter the height or length be subject to a building permit and design review if the project is:

- Located on an average slope of 15% or more
- Located on a property adjoining an ocean bluff
- The overall height of the terraced wall project as measured from highest to lowest point exceeds 6 feet.

#### **8. On-Site Parking Flexibility Options Update:**

Consider two parking flexibility options:

- **One Uncovered Parking Space Option.** Staff discussed the possibility of changing the Zoning Ordinance to allow one uncovered space and one covered space if the uncovered space is beyond the front yard, i.e. set back behind the required front yard and front edge of the main building. The uncovered parking space would be exempt from rear and interior yard setback requirements to minimize paving. Staff recommends this option be made available for homes under 85% of the maximum FAR and where the existing site layout lends to the solution without requiring demolition of more than 200 square feet of any existing main building.
- **3' Garage Setback Allowance in Rear Yard for some zone districts.** For garages located in the back of the home in R-1, E-3 or E-2 zones, a 3' setback from neighboring properties would be allowed where the proposed home is under 85% of the maximum FAR and the existing site layout lends to the solution without requiring demolition of more than 200 square feet of any existing main building.

**9. Zoning Ordinance General Definition Changes:** Change floor area associated definitions for an easier application submittal and staff review process and to gain a more effective FAR calculation. The recently implemented Development Application Project Statistics Form guides applicants to accurately provide appropriate net and gross square footage calculations consistent with these Municipal Code suggested definition changes.

**Net Floor Area:** The area within the surrounding exterior walls of a building, measured from the inside face of exterior walls, exclusive of the area occupied by the surrounding walls, vent shafts, courts and basements with less than a 5' grade to ceiling height.

Gross Floor Area: The area of a structure measured from the outside line of a building, including the area occupied by the surrounding walls, exclusive of vent shafts and courts.

Net Lot Area: The area of a legal lot excluding any public right of way easements.

Floor to Lot Area Ratio: Net floor area divided by net lot area.

Reword Municipal Code Section § 22.68 to be consistent with proposed definitions above.

**Grading Definitions.** Replace the existing definition of fill and add all of the following definitions consistent with the California Building Code (CBC).

- **Grading**: Excavating or filling or any combination thereof.
- **Import Fill**: Earth material acquired from an off-site location to deposit by artificial means as a part of grading on a site.
- **Export Cut**: Earth material transported off-site.
- **(Re)Compaction**: The densification of earth material by mechanical means.
- **Cut**: (1) An excavation (the mechanical removal of earth material). (2) The difference between a point on the original ground and a designated point of lower elevation on the final grade. (3) The material removed in excavation.
- **Earth Material**: Any rock, natural soil and/or any combination thereof.
- **Excavation**: Mechanical removal of earth material.
- **Fill**: A deposit of earth material placed by artificial means
- **Stockpiling**: The accumulation of fill material in one location.

**Deck and Balcony Proposed Definitions:**

- **Deck**: A platform that is wholly or partially supported from the ground below and may be surrounded by a railing, balustrade or parapet. A deck can be freestanding or attached to a building.
- **Deck, Roof**: A deck constructed directly above any top plate line of a structure, within the exterior footprint of the structure, and which is designed to function as usable outdoor area.
- **Balcony**: Cantilevered platform that projects from the wall of a building above the ground and is surrounded only by a railing, balustrade or parapet.

**Manufactured and Moved Homes Definitions:** Add the following manufactured housing related definitions derived from State Health and Safety Code 18007 through 18009 and 19971 to the Municipal Code. Manufactured and moved homes are proposed to be subject to ABR review as allowed by State Government Code 65852.3. "Moved home" below, is not derived from the State of California Codes; rather, it is an original definition.

**Factory-built housing**: A residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture

cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part, including units designed for use as part of an institution for resident or patient care, that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the California Building Standards **Code** and other regulations adopted by the commission pursuant to Sections 19960 and 19990. Factory-built housing does not include a mobile home, a recreational vehicle, or a commercial modular.

**Manufactured home:** Transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under this part. "Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq.).

**Manufactured home accessory building or structure** includes, but is not limited to, any awning, portable, demountable, or permanent cabana, ramada, storage cabinet, carport, skirting, heater, cooler, fence, windbreak, or porch or other equipment established for the use of the occupant of the manufactured home or mobile home.

**Moved home:** A home previously approved for occupancy at a location within the City of Santa Barbara that is proposed to be relocated to another parcel within the City.

**New manufactured home** is not defined as a "used manufactured home" or "used mobile home", which is delivered for sale or lease in this state, and which has not been delivered to a first purchaser or lessor for purposes other than resale or reletting.

**10. Lighting Ordinance:** Minor amendments to the Lighting Ordinance to be completed consistent with the updated Single Family Design Guidelines lighting guidelines to be completed as part of SFDG/NPO Update implementation.

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## Two-Story Home Draft Proposed Floor to Lot Area Ratios (FARs)

To determine draft maximum home size for a property, follow these steps:

1. Determine property lot size.
2. Find the lot size range which includes the lot size on Table 1, below.
3. Complete the formula using the lot size. First multiply the listed factor by the lot size, then add it to the "base" number.
4. If you would like to check your work with some example FAR calculations, see Table 2.

**Table 1: Formula Table**


Lot Size	Max. Home Size (in sq. ft.) incl. garage
<4000	2200
< 10000 sq. ft.	$1200 + (.25 * \text{Lot size in sq. ft.})$
10000 - 14999 sq. ft.	$2500 + (.125 * \text{Lot size in sq. ft.})$
15000 - 19999 sq. ft.	$4180 + (.013 * \text{Lot size in sq. ft.})$
$\geq 20000$	$4430 + (.013 * \text{Lot size in sq. ft.})$

Garage Allowance	
Lot Size	Allowance
< 20000	500
> 20000	750*
$\geq 20000$	750*

\*Where zone district allows, see Municipal Code 28.87.160.4

**Table 2: Example FAR Calculations Table**

Lot Size	Proposal			
	85% of Max. Home Size	Max. Home Size excl. garage	Max. Home Size incl. garage	Max. FAR incl. garage
4000	1870	1700	2200	0.55
5000	2083	1950	2450	0.49
6000	2295	2200	2700	0.45
7000	2508	2450	2950	0.42
8000	2720	2700	3200	0.40
9000	2933	2950	3450	0.38
10000	3188	3250	3750	0.38
11000	3294	3375	3875	0.35
12000	3400	3500	4000	0.33
13000	3506	3625	4125	0.32
14000	3613	3750	4250	0.30
15000	3719	3875	4375	0.29
15001	-	3875	4375	0.29
20000	-	3940	4690	0.23
1/2 acre	-	3963	4713	0.22
3/4 acres	-	4105	4855	0.15
1 acre	-	4246	4996	0.11
1.5 acres	-	4529	5279	0.08
2 acres	-	4813	5563	0.06
2.5 acres	-	5096	5846	0.05
3 acres	-	5379	6129	0.05
3.5 acres	-	5662	6412	0.04
4 acres	-	5945	6695	0.04
4.5 acres	-	6228	6978	0.04
5 acres	-	6511	7261	0.03
5.5 acres	-	6795	7545	0.03
6 acres	-	7078	7828	0.03

 = Guidelines only for lots over 15,000 square feet

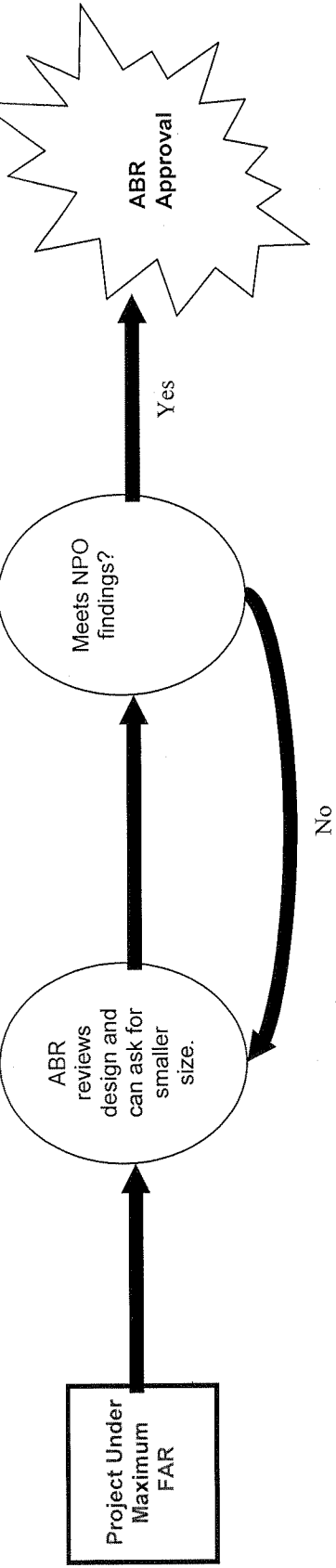
	Under 85% of Max. FAR	Over 85% of Max. FAR	Special Considerations: Over Maximum (Option 2)
Submittal Fee	\$305 - \$1330 fee*	\$305 - \$1330 fee*	\$1670 - \$2395 fee*
Plans	3 sets	3 sets	3 sets
Vicinity Map and Project Tabulations	Yes	Yes	Yes
Photographs	<ul style="list-style-type: none"> <li>existing building (if any)</li> <li>adjacent structures</li> <li>composite panoramic view of the site surrounding areas</li> <li>existing neighborhood streetscape</li> </ul>	<ul style="list-style-type: none"> <li>existing building (if any)</li> <li>adjacent structures</li> <li>composite panoramic view of the site surrounding areas</li> <li>existing neighborhood streetscape</li> </ul>	<ul style="list-style-type: none"> <li>existing building (if any)</li> <li>adjacent structures</li> <li>composite panoramic view of the site surrounding areas</li> <li>existing neighborhood streetscape</li> <li>proposed neighborhood streetscape with photo simulation of new development</li> </ul>
Exterior Elevation Drawings	All sides of proposed project.	<ul style="list-style-type: none"> <li>All sides of proposed project</li> <li>Street Elevation (outline silhouettes only)</li> </ul>	<ul style="list-style-type: none"> <li>All sides of proposed project</li> <li>Street Elevation (outline silhouette and window and door outlines)</li> </ul>
Three Dimensional Graphics	<ul style="list-style-type: none"> <li>Auto-Cad computer simulation presentation if grading &gt; 500 cubic yards outside main footprint can be required.</li> </ul>	<ul style="list-style-type: none"> <li>Auto-Cad computer simulation presentation if grading &gt; 500 cubic yards outside main footprint can be required.</li> <li>Perspective drawing or three dimensional model, applicant's choice.</li> </ul>	<ul style="list-style-type: none"> <li>Auto-Cad computer simulation presentation if grading &gt; 500 cubic yards outside main footprint can be required.</li> <li>Three-dimensional scale model or three-dimensional auto-cad presentation of proposed project and adjacent property existing structures required.</li> </ul>
20 Closest Homes Analysis	None	\$45 Assessor report of 20 closest homes simple data print-out only.	Full 20 closest homes analysis, current data required.
Story Poles	Not likely to be required, or if required, basic level most likely.	Likely to be required, if required, standard level most likely.	Full level of Story Poles Required.
ABR Vote	<ul style="list-style-type: none"> <li>NPO Findings must be made.</li> <li>Majority vote required.</li> </ul>	<ul style="list-style-type: none"> <li>NPO Findings must be made.</li> <li>2/3 Majority Vote required.</li> </ul>	<ul style="list-style-type: none"> <li>NPO Findings must be made.</li> <li>2/3 Majority Vote required.</li> </ul>
Planning Commission Modification Approval	Not Applicable	Not Applicable	Modification Approval Standards: <ul style="list-style-type: none"> <li>Project proposal meets minimum setback and open yard Zoning standards.</li> <li>A noticed workshop was held for neighbors.</li> <li>No upper-story decks or balconies within double the distance of required interior yard setbacks.</li> <li>No upper-story window is directly aligned with a neighbor's window, or any directly aligned windows are opaque.</li> </ul>
Neighbor Workshop	None required	None required	Required prior to application.

\*Assumes required mailed notice, location outside Coastal Zone, CEQA exempt, no modification requests or as built work, and no special scheduling fees.  
 Fee schedule is located on the web at: [www.santabarbara.ca.gov/NR/rdonlyres](http://www.santabarbara.ca.gov/NR/rdonlyres).

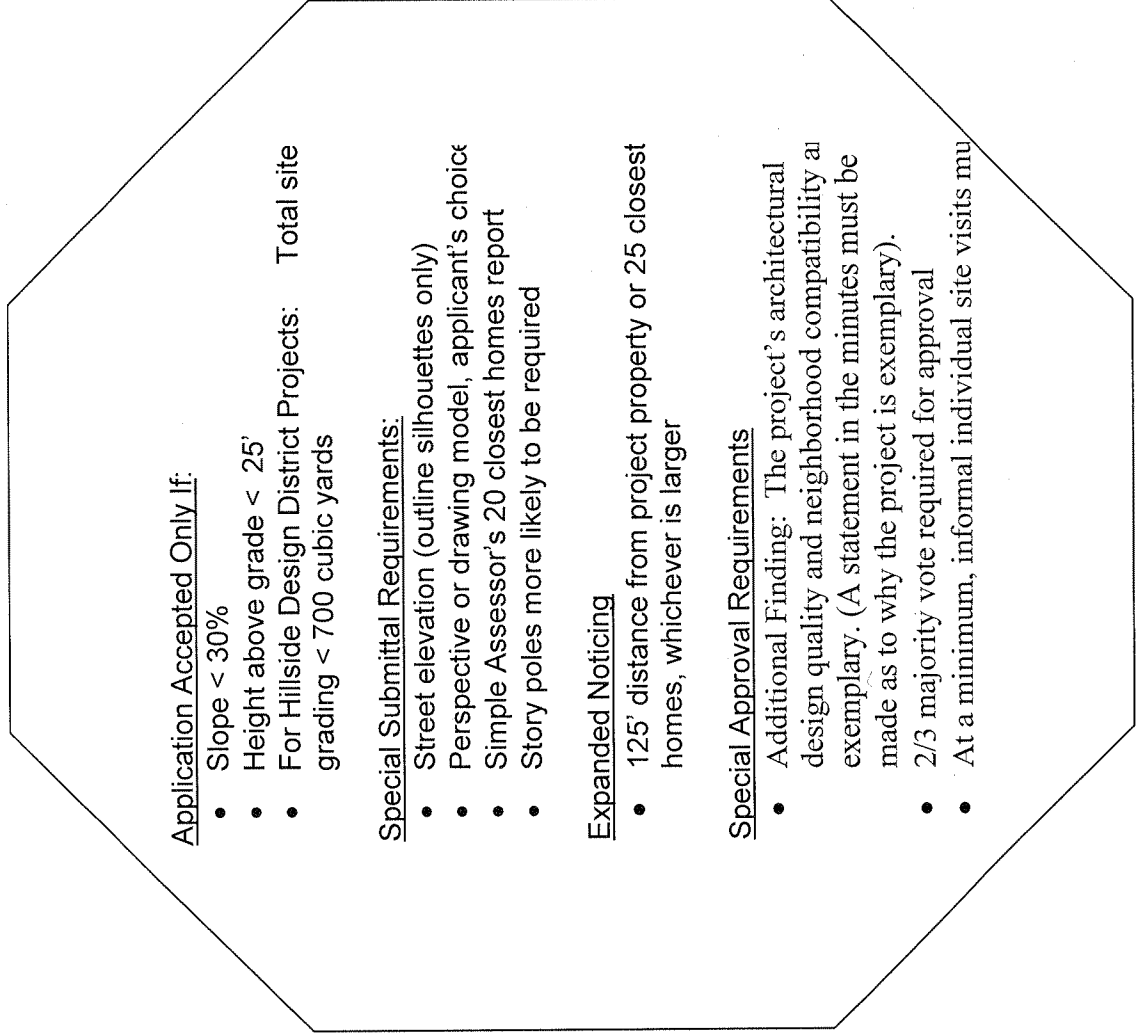
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**Standard**  
(<85% of  
Max. FAR)



**> 85% of  
Max. FAR**



Application Accepted Only If:

- Slope < 30%
- Height above grade < 25'
- For Hillside Design District Projects: Total site grading < 700 cubic yards

Special Submittal Requirements:

- Street elevation (outline silhouettes only)
- Perspective or drawing model, applicant's choice
- Simple Assessor's 20 closest homes report
- Story poles more likely to be required

Expanded Noticing

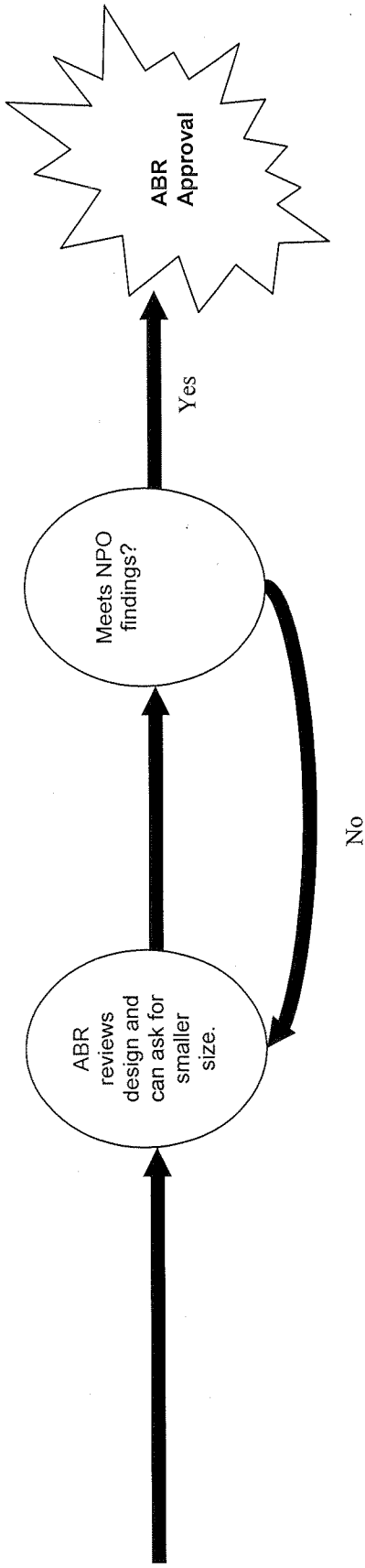
- 125' distance from project property or 25 closest homes, whichever is larger

Special Approval Requirements

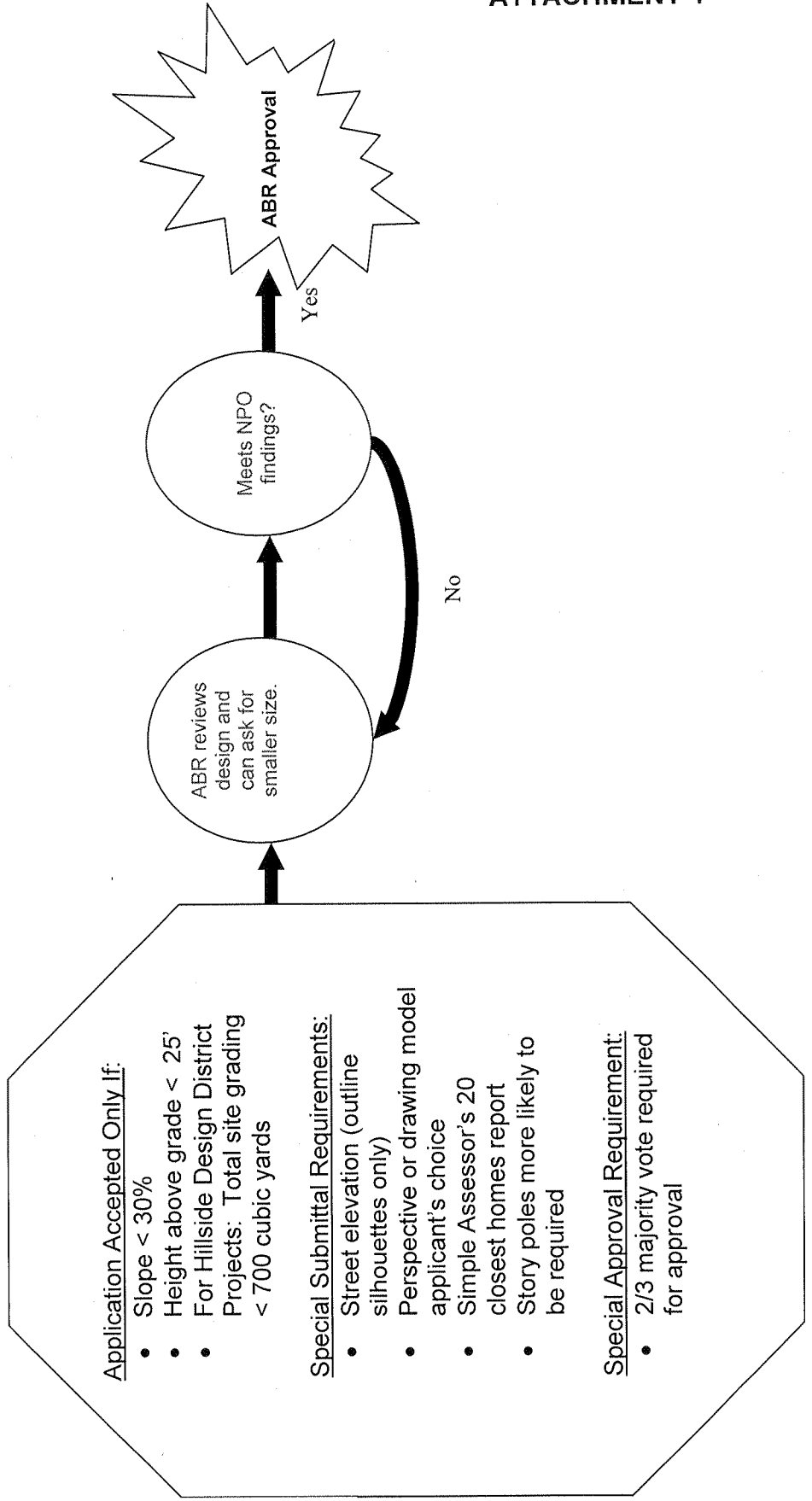
- Additional Finding: The project's architectural design quality and neighborhood compatibility are exemplary. (A statement in the minutes must be made as to why the project is exemplary).
- 2/3 majority vote required for approval
- At a minimum, informal individual site visits must be conducted

Original Steering Committee Recommendation

# Standard (<85% of Max. FAR)



# > 85% of Max. FAR







City of Santa Barbara  
 Building & Safety Division  
**Work Exempt From Permit**

Community Development  
 630 Garden Street  
 805-564-5485

The following types of projects do not normally require a building permit from the City of Santa Barbara Building & Safety Division. However, many of the items listed below are regulated to some extent by the Public Works Department and/or the Planning & Zoning Division. Please contact each of them so that they may review the scope of work and determine if there are any special requirements specific to your project.

1. Detached residential accessory structures used as tool and storage sheds, play houses, portable and fixed playground equipment, bicycle or skateboard ramps and similar uses, provided the floor area does not exceed 120 square feet, the height does not exceed ten (10) feet at the highest point, the structure does not encroach into required setbacks or required open yards, the structure does not obstruct required parking, and it is not served by any utilities. The combined square footage of exempt accessory structures may not exceed 200 square feet on any single parcel.
2. Residential fences and walls not over three and one half (3 1/2) feet in height that do not adversely affect drainage or cause erosion. The measurement should be taken from the lowest adjacent grade within five (5) feet of the fence or wall.
3. Freestanding or movable cases, counters, and interior partitions not over 5 feet 9 inches in height.
4. Residential retaining walls which are not over four (4) feet in height as measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding flammable liquids, provided the wall does not adversely affect drainage or cause erosion.
5. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed two to one (2:1).
6. Uncovered residential platforms, decks, porches, walks, and similar structures not more than eighteen (18) inches above grade and not over any basement or story below and not encroaching into required yard setbacks.
7. Interior painting, papering, and similar finish work.
8. Temporary motion picture, television, and theater stage sets and scenery.
9. Ground mounted radio, television and other masts or antenna or dish shaped communication reception or transmitting structures less than three (3) feet in diameter, which do not extend more than fifteen (15) feet above grade and are not served by electrical circuits regulated under the National Electrical Code (NEC). Light-weight roof-mounted radio, television, and other masts or antenna or dish shaped communication reception or transmitting structures less than two (2) feet in diameter, which do not extend more than fifteen (15) feet above the roof, are not served by electrical circuits regulated under the NEC, and which are not subject to the Architectural Board of Review.
10. Permit applications shall be submitted for other miscellaneous and minor work; however, work which does not exceed \$300 in valuation may be exempted by the Chief Building Official from permits and inspections.

*Unless otherwise exempted by City Ordinance No. 5104, separate plumbing, electrical, and mechanical permits may be required for the above mentioned items. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner that is in violation of the provisions of this code or any other applicable laws or ordinances.*



**City of Santa Barbara**  
Planning Division

**Memorandum**

**DATE:** February 23, 2006

**TO:** Steering Committee

**FROM:** Heather Baker, AICP, Project Planner *HKB*

**SUBJECT:** Changes to Municipal Code Recommendations  
Since Last Steering Committee Meeting

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Throughout 27 Steering Committee meetings, Staff options for recommendations were presented to the Steering Committee. The Steering Committee responded to the options with various recommendations. However, the Steering Committee expressed concern that the adoption package as a whole would cohesively fit together, since topics were considered separately as part of sequential "Issue Papers" on different topics. Staff compiled the results of discussions into an "Update Package" (SFDG, ABR Guidelines & Municipal Code Changes Summary). During the compilation, Staff received input from additional Community Development Staff members and received additional City Attorney input. As a result of the additional input and Staff analysis, changes were made to the Update Package for the Steering Committee's consideration.

This memo tracks the changes which Staff recommends which are different or new since previous Steering Committee recommendations were given regarding the Municipal Code. Two meetings are scheduled for the Steering Committee to review the Update Package; this memo to the Steering Committee is simply a reference tool, it isn't part of the NPO/SFDG Update Package. Steering Committee recommendations implemented with no significant changes are not listed in this memo. This Memo will not be forwarded to other review bodies with the Adoption Package.

## **Neighborhood Preservation Ordinance Update Municipal Code Changes**

1. Ordinance Name (22.68.040.B)
2. Public Notice Procedures (22.68.065, 22.68.070, and 22.68.080)
3. Floor to Lot Area Ratios (FAR) (28.15, 28.18 and 28.87)
4. Findings (22.68.060 NPO Findings)
  - Good Neighbor Policy Related Items Including Private Views
5. Application Design Review Triggers and Routing Changes (22.68.040 Applicability of ABR, Exceptions 22.68.070 and ABR Referral to Planning Commission 22.68.070)
6. Green Building Standard
7. Hillside Items
  - Hillside Design District Boundaries (22.68)
  - Building Height Definition (22.22 and 22.68)
  - Grading (SFDG)
  - Retaining Wall Heights (SFDG)
  - Terracing Projects with Multiple Retaining Walls (SFDG)
8. Parking Flexibility Option
9. Zoning Ordinance General Definition Changes (Definitions 28.04)
10. Lighting Ordinance

Attachment 1: Proposed FAR Maximums and Guidelines Table by Lot Size.

Attachment 2: Special Considerations for Project Over FAR Maximum Options 2 and 3

Attachment 3: 85% of Max. FAR Application Processing Chart:  
Steering Committee Recommended

Attachment 4: 85% of Max. FAR Application Processing Chart:  
Staff Recommended

Attachment 5: Projects Exempt from a Building Permit

## **1. Ordinance Name.**

Steering Committee Recommendation: Change the name of the Neighborhood Preservation Ordinance to the "Neighborhood Compatibility Ordinance" to acknowledge that neighborhoods change gradually over time. Neighborhoods best serve the community by growing compatibly over time, rather than being "preserved".

Origin: Steering Committee meeting discussions, including Meeting 16.

Implementation Notes: Amend titles of subsection 22.68.040.B and § 22.68.060.

Staff Recommendation: Concur.

## **2. Public Notice Procedures.**

### **Noticing Radius.**

Steering Committee Recommendation: The noticing radius for ABR hearings to be set at 100 ft. or to the 20 closest parcels, whichever captures more parcels, for projects that are not subject to other hearing review bodies.

Discussion: The current noticing radius for ABR hearings is 100 feet. This provision would ensure that in all cases, at least the 20 closest parcels are notified. This could amount to a slight increase in the number of parties noticed for certain parts of the City, especially in large lot size areas. This appears to be a reasonable approach to increased noticing, without going as far as a 300' noticing radius for all projects.

Origin: Meeting 16 (Vote: 5 in Favor, 2 Abstain)

Staff Recommendation: Concur.

Implementation Notes: Amend § 22.68.065

### **Notice all 2-Story Projects.**

Steering Committee Recommendation: Require noticing for all two-story projects heard by the ABR, not just second stories of a certain size. This will be achieved through the amendment of the application and hearing rules. If all two-story projects require a hearing, noticing will be required.

Staff Recommendation: Concur.

Origin: Meeting 12, Steering Committee Recommendation 2 regarding Issue Paper F.

Implementation Notes: Amend § 22.68.065.

### **Potential for Mailed Tenant Noticing.**

Steering Committee Recommendation: Explore the feasibility for Mailed Tenant Noticing.

Discussion: Ideally, nearby tenants as well as neighboring property owners and interested parties would be noticed. One option discussed was to require applicants to notice tenants themselves, rather than the city performing tenant noticing for a fee. However, unfortunately, achieving consistent, accurate, tenant noticing appears to be cost prohibitive at this time. Instead, the on-site notice posting (see above) appears to be a more feasible way to notify potentially interested nearby residents.

Staff Recommendation: No change to Municipal Code is recommended for this item.

Origin: Steering Committee Meeting 16.

Implementation Notes: Not applicable.

### **3. Floor to Lot Area Ratios.**

#### **Set FAR Maximums for lots under 15,000 square feet.**

Steering Committee Recommendation: Require cumulative net floor area of all structures on the lot to be less than or equal to FAR maximum requirements, per FAR Table, Attachment 1. Also, for lots under 15,000 square feet, prohibit projects from having a FAR over 85% of the maximum if:

- Property with Slope > 30%
- Height above grade > 25'
- Hillside Design District projects proposes a total site grading > 700 cubic yards of grading for the entire site.

In non-single-family zones, only single-family residential projects with two adjacent single-family residences are subject to the FAR limitations.

Staff Recommendation: Concur, except, recommend 500 cubic yards rather than 700 cubic yards and only include grading outside the main building footprint, as per current grading measurement administrative practices.

Origin: Meeting #17 Motion and discussion at many meetings prior to Meeting 17.

Implementation Notes: The FAR chart would be incorporated by reference into the single-family and R-2 zoning standards (Chapters 28.15 and 28.18). Application of the FAR to single family homes in other zones would be incorporated into Chapter 28.87. The limitations on projects over 85% would be incorporated into the Zoning Ordinance in the same location as the reference to the table of maximum FARs. Per April, 2005, Steering Committee discussion, FARs would apply to duplexes (two attached residential units, additional units (2<sup>nd</sup> units) and secondary dwelling units ("granny units"), but not to R-2 accessory units or multi-family units, as referenced in Issue Paper D Follow-Up Discussion.

#### **Exceeding FAR Maximum Allowed by Variance Only.**

Steering Committee Recommendation: Allow variances as the only mechanism available for projects to exceed maximum FAR for lots under 15,000 square feet. Variances are not approved unless rigorous findings are met, allowing modifications to exceed FAR maximums would be too problematic.

Origin: Meeting #17 Motion and discussion at many meetings prior to Meeting 17.

Implementation Notes: 28.92 Variances, Modifications and Zone Changes.

Staff Recommendation: Staff recognizes that the Steering Committee discussion process regarding FAR maximum options was very thorough and that the Steering Committee recommendation is very well thought out with many factors considered. Staff recommends the FAR topic move forward for review with other hearing bodies with the Steering Committee's recommendation that variances be the only mechanism for going beyond the maximum FAR. However, Staff recognizes that there are some who would prefer a more flexible guideline approach to FARs. It appears there will continue to be debate regarding the merits of a strict FAR maximum versus a guideline and the use of only a strict variance standard to exceed a maximum FAR. Debate regarding rigid versus flexible FARs and the advantages and disadvantages of the two approaches is likely to continue as the NPO and SFDG Update move through the adoption process. As a result, Staff recommends that, in addition to the Steering

Committee recommendation, the following three options regarding other potential mechanisms to exceed a maximum FAR be forwarded to other hearing bodies for consideration. Options 2 and 3 are illustrated in a table, Attachment 2.

Option #1. Allow homes that are legal non-conforming as to size to increase by no more than 10% of the square footage existing as of the adoption of the maximum FAR table.

Option #2. Special Considerations Modification Mechanism. Rigorous submittal requirements and modification standards met and Planning Commission review. (See Attachment 2 table.)

Option #3. Additional Review Standards Mechanism. The Steering Committee has specified a number of additional submittal and review requirements for projects over 85% of the maximum FAR. This concept could be extended to projects proposing over the maximum FAR. The review standards would be very high and submittal requirements would give the ABR the maximum ability to analyze potential impacts of a structure. (See Attachment 2 table.)

### **Requirements for Projects Above 85% of the Maximum FAR.**

Steering Committee Recommendation: Create a two-tiered FAR maximum system, whereby there are more stringent submittal requirements for projects proposing square footage above 85% of the maximum Floor to Lot Area Ratio. Project Flow Chart Table Attachment 3, summarizes the requirements described below.

1. Applications for projects over 85% of the maximum FAR will be accepted only if:

- Avg. Slope of Lot < 30%, and
- Height above grade < 25', and
- For Hillside Design District Projects: Total site grading < 700 cubic yards for the entire site including recompaction

Staff Recommendation: Concur, except, instead of 700 cubic yards of grading, use 500 cubic yards of grading outside of the main building footprint in the third bullet above, consistent with current administrative grading measurement practices.

Implementation Notes: Include in Municipal Code where the maximum FAR table is incorporated by reference and update ABR Guidelines

2. Special submittal requirements:

- Street elevation of the project and neighboring parcels (outline silhouettes only)
- Perspective or drawing model, applicant's choice
- 20 closest homes analysis
- Story poles more likely to be required

Staff Recommendation: Concur.

Implementation Notes: Amend ABR Guidelines.

### 3. Expanded noticing:

- 125' distance from project property or 25 closest homes, whichever captures a greater number of parcels

Staff Recommendation: Staff recommends no special noticing requirements for homes over 85% of the maximum FAR. On-site notice posting now required for all projects should be sufficient to inform interested parties.

### 4. Special Approval Requirements:

- Additional Finding: The project's architectural design quality and neighborhood compatibility are exemplary. (A statement in the minutes must be made as to why the project is exemplary).
- 2/3 majority vote required for approval
- At a minimum, informal individual site visits must be completed by the ABR members

Staff Recommendation: "Exemplary Architecture" is a subjective term that may appear too arbitrary in its application by the Architectural Board of Review. FARs are meant to remove some subjectivity from the ABR process, but requiring a finding for exemplary architecture would add complexity in a new way. Also, required informal ABR site visits would be difficult for Staff to ensure that all reviewing board members for a project have completed an "informal" site visit on their own. Instead, Staff recommends the ABR simply be "encouraged" to stop by the site informally as part of the new ABR Site Visit Guidelines in the ABR Meeting Procedures.

Implementation Notes: § 22.68.060.

Origin: Meeting #27 Motion and discussion at many meetings prior to Meeting 27.

Staff Recommendation: The Steering Committee recommended FAR flow chart is shown in Attachment 3. Staff recommends a simpler, more feasible chart, shown in Attachment 4. Generally, Steering Committee discussions showed agreement in the need for a simple NPO easy for the public to understand and Staff to implement. The overriding consideration in Staff's revision of the chart is to simplify the proposed process.

## **4. Findings for Project Approval.**

Steering Committee Recommendation: Replace existing findings required for NPO project approvals with the following findings.

### **Infill and Hillside Findings**

1. **Consistency & Appearance:** The proposed development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
2. **Compatibility:** The proposed development will be compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.

3. **Quality Architecture & Materials:** The development, including proposed structures and grading, is designed with quality architectural details. Proposed materials and colors will maintain the natural appearance of the ridgeline or hillside.
4. **Trees:** The proposed project, to the maximum extent feasible, preserves and protects any native or mature trees with a minimum trunk diameter of four inches (4") measured four feet (4') from the base of the trunk. Any specimen tree, skyline tree, or oak tree with a diameter of four inches (4") or more at four feet (4') above natural grade that must be removed will be replaced on a one-to-one basis, at a minimum. Designated Specimen, Historic and Landmark trees will not be removed.
5. **Health, Safety and Welfare:** The public health, safety and welfare will be protected.
6. **Good Neighbor Guidelines:** The project generally complies with the Good Neighbor Guidelines.
7. **Public Views:** The development, including proposed structures and grading, will preserve significant public scenic views of and from the hillside.

#### **Hillside Design District Additional Findings**

8. **Appropriate Grading & Natural Topography Protection:** The development, including proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
9. **Appropriate Development Scale:** The development, including proposed structures and grading, will maintain a home scale and form which blends with the hillside area by minimizing the visual appearance of structure(s) and the overall height of structure(s).

**Discussion:** The Steering Committee agreed that too many findings would be likely to make the Design Review process less efficient but that a few additional findings would be appropriate. For Hillside areas specifically, new findings were discussed regarding grading and fitting development to site constraints. The findings have also been rearranged to list findings applicable to both infill and hillside areas first, and findings applicable to the Hillside Design District only, second. The findings are also more consistently written in a combination of "present" and "future" tenses, using phrases such as "the proposed development is..." rather than "the project has been designed...".

**Origin:** Meeting 16 Recommendation #2 (re: Good Neighbor Policies Finding), Meeting #18, and Issue Paper I pg. 18.

**Staff Recommendation:** Concur with Steering Committee recommended updates to findings, Staff recommends additional updates to findings 3, 4, 6, and 9, as indicated below.



## Infill and Hillside Findings

1. **Consistency & Appearance:** The proposed development will be consistent with the scenic character of the City and will enhance the appearance of the neighborhood.
2. **Compatibility:** The proposed development will be compatible with the neighborhood, and its size, bulk, and scale is appropriate to the site and neighborhood.
3. **Quality Architecture & Materials** (*incorporates “quality materials” in the finding text*): The development, including proposed structures and grading, is designed with quality architectural details and quality materials. Proposed materials and colors will maintain the natural appearance of the ridgeline or hillside.
4. **Trees** (*Replace entire finding as follows to bring in to conformance with current Municipal Code requirements and Administrative practices*): The proposed project will not remove or significantly impact any designated Specimen, Historic or Landmark trees. Also, the proposed project, to the maximum extent feasible, preserves and protects healthy, non-invasive mature trees with a minimum trunk diameter of four inches (4”) measured four feet (4’) above natural grade. The project includes a plan to mitigate the impact of the removal of any healthy, non-invasive mature tree with a diameter of four inches (4”) or more at four feet (4’) above natural grade in compliance with applicable tree replacement ratios. Designated Specimen, Historic and Landmark trees will not be removed.
5. **Health, Safety and Welfare:** The public health, safety and welfare will be protected.
6. **Good Neighbor Guidelines** (*Update to clarify that only numbered guidelines from the Good Neighbor Policy Section are indicated in this finding, **not** other Good Neighbor tips regarding positive discussion techniques or construction practices*): The project generally complies with applicable privacy, landscaping, noise, lighting and private view Good Neighbor Guidelines.
7. **Public Views:** The development, including proposed structures and grading, will preserve significant public scenic views of and from the hillside.

## Hillside Design District Additional Findings

8. **Appropriate Grading & Natural Topography Protection:** The development, including proposed structures and grading, is appropriate to the site, is designed to avoid visible scarring, and will not significantly modify the natural topography of the site or the natural appearance of any ridgeline or hillside.
9. **Appropriate Development Scale** (*Delete term “home” in “home scale” for clarity*): The development, including proposed structures and grading, will maintain a scale and form which blends with the hillside area by minimizing the visual appearance of structure(s) and the overall height of structure(s).

Implementation Notes: Amend § 22.68.060.

## **5. Application ABR Trigger Changes.**

Steering Committee Recommendation: Revise Municipal Code 22.68 Neighborhood Preservation Ordinance to reflect the following changes to which single family projects are “triggered” for ABR review.

### **Changes to Both Infill and Hillside Areas**

- All two-story projects subject to some level of Design Review.
- All one-story projects greater than 4,000 square feet have some level of Design Review.
- Review required for upper story deck and balconies over 20 square feet in floor area.
- All “exception criteria” to be eliminated.
- Trigger for Planning Commission Review for 6,500 square foot plus projects eliminated.
- Manufactured and “moved” homes would be subject to Design Review at that the Administrative level to the degree allowed by California State law.
- Projects subject to ABR which can be reviewed Administratively expanded.
- Improvements completed within two years of an application shall be considered as part of the new application for purposes of application review triggers and routing to discourage piecemeal development. For example, an applicant completes a project and receives a final “occupancy clearance” from Building and Safety. For two years after the “occupancy clearance” any additional projects would be subject to at least the same level of Design Review as the prior project. After two years have elapsed, then the following review triggers would apply for the home:

	Major Alteration	Additional Square Feet or Demolition & Reconstruction
1 <sup>st</sup> floor project location only	<b>No</b> ABR required [Not necessary. All of these triggers assume no work within last two years.]	<b>Yes</b> ABR required.
2 <sup>nd</sup> floor project component	<b>Yes</b> ABR required.	<b>Yes</b> ABR required.

This approach avoids always referring minor projects back the ABR review when it is not necessary, but assures that major alterations or additions to two story homes which could have a greater impact are reviewed.

## **Hillside Design District**

- Trigger for Planning Commission Review for project with over 500 cubic yards of grading eliminated.
- As before, all building permits for properties with a slope of 20% or greater to undergo some level of Design Review.
- As before, all building permits which include more than 250 cubic yards of grading beyond the footprint of the main building would be subject to Design Review.
- Roofing, landscaping or terracing wall proposals would be subject to some level of Design Review, even if the property averages less than a 20% slope.

The level at which Design Review is required (i.e. Administrative, Consent, or Full Board) is recommended to be described in the ABR Guidelines. A reference to the ABR Guidelines is recommended in the application section of Chapter 22.68.

Origin: Meeting 26 & 27 and Steering Committee discussions leading up to these meetings, Issue Paper J: Parts I and II.

Implementation Notes: § 22.68.040 Applicability of ABR, Exceptions § 22.68.045 and ABR Referral to Planning Commission § 22.68.070.

Staff Recommendation: Staff has taken a lead role in choosing the strategy of including the previous two years of construction in application routing (existing Rebuttable Presumption § 22.68.045.B proposed to be renamed, changed and moved within Chapter 22.68).

## **6. Green Building Standard**

Steering Committee Recommendation: Proposals for home additions which would result in a home greater than 4,000 square feet, including accessory structures on-site<sup>1</sup>, would be required to build the added square footage at a two-star or higher BuiltGreen level.

Staff Recommendation: Concur

Origin: Issue Paper J, Meeting 27 & Green Steering Subcommittee

Implementation Notes: Update to the ABR Ordinance and ABR Guidelines.

## **7. Hillside Items**

### **Hillside Design District Boundary Changes.**

Steering Committee Recommendation: Adjust District boundaries per maps shown in the draft updated Single Family Design Guidelines.

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<sup>1</sup> However, if there are two units on a site, the individual unit with a project proposal would need to exceed 4,000 sq. ft. for the two-star BuiltGreen requirement to be triggered. In other words, the total of the two units would not be the figure used to determine the trigger, only the total of the project unit and its associated structures would be considered.

Discussion: The boundary changes will include parcels known to be over 20% slope. Smooth boundaries were used to include these 20% slope and over parcels, with the result that some parcels with slopes less than 20% area are also included in the new boundaries. In all, approximately 500 parcels are added to the existing 5883 parcels in the Hillside Design District by the boundary changes, an 8% increase. This may result in approximately 25 additional HDD Design Review cases per year.

Origin: Meeting #27, Issue Paper I Option A

Implementation Notes: Amend the Hillside Design District Map attached to Chapter 22.68.

Staff Recommendation: Concur.

### **Building Height Definition.**

Steering Committee Recommendation: Adopt a definition of building height for single family home projects as follows:

“The vertical distance measured from all points of a building or structure where it meets the adjacent ground, either natural or finished grade, whichever is lower, to the maximum vertical height of a building or structure at all points.”

Origin: Issue Paper C Option 3, Issue Paper I Option D, Meetings 19 (p. 3 of notes) and 20.

Implementation Notes: Chapters 22.22 and 22.68

Staff Recommendation: Concur.

### **Retaining Wall Heights.**

Steering Committee Recommendation: Retaining wall heights visible above finished grade to be limited as follows:

- Retaining walls for filled material – limit to 6' above finished grade; maximum of 12' combined wall heights allowed.
- Retaining walls for cut areas – limit to 8' below finished grade; maximum of 16' combined cuts allowed.
- Minimum distance between retaining walls must be at least the average of the height of the two walls.
- Exception: Building official determines a taller wall is needed for health and safety reasons.

#### Discussion:

- Existing Ordinance standards for retaining wall height limits of 8' in required setbacks would not be affected by this proposal. Walls within 5' of each other in required setbacks would still be counted as the same wall for height calculations. In other words, the existing retaining wall standards within required setbacks would continue to be more restrictive than this proposal in some cases.
- Existing Building and Safety standards require a 36" guard rail where there would be a 30" drop from the bottom of a retaining wall where pedestrian activity is likely. The first 36" of any open guard rail provided for this standard would not be counted towards the proposed retaining wall height limitations, as illustrated in the Single Family Design Guidelines.

Origin: Meeting #20.

Implementation Notes: § 28.87.170 Fences, Screens, Walls and Hedges.

#### Staff Recommendations:

- Some Staff members felt it is more appropriate to "test" new standards like this as guidelines before they become standards. Any potential problems with such new guidelines could be identified before they became inflexible requirements.
- The 45 degree angle of retaining wall arrangements on a hillside appears confusing and potentially over-complicated. The minimum required distance between two retaining walls proposal appears sufficient to achieve a goal of acceptable retaining wall spacing minimum requirements. The 45 degree angle retaining wall requirement, even if it were presented as a guideline, is recommended for elimination by Staff.

#### **Grading PC Referrals.**

Steering Committee & Previous Staff Recommendation: Eliminate referrals of projects to PC when grading exceeds 500 cubic yards.

Discussion: Instead of the PC referral, more specific guidelines & FARs will encourage people to minimize grading. A new grading guideline in the SFDG will read: "Carefully plan your project to minimize grading both underneath main building footprints and on the entire site. Most reasonably sized development projects should be able to achieve a project program with less than 250 cubic yards of grading outside the main building footprint. Only rarely do projects need to approach 500 cubic yards of grading outside the main building footprint to achieve reasonable development of a property."[

Origin: Meeting #21 Grading Issue Paper I.

Implementation Notes: § 22.68.070

Staff Recommendation: Staff recommends creating a more reasonable guideline. Depending on the site, recompaction can easily constitute a significant quantity of grading. For example, a 1600 square foot home with a 400 square foot garage with a footprint 5' larger than the home recompacted to a depth of 5' deep would result in almost 550 cubic yards of grading for recompaction alone. Staff suggests that the guideline exclude recompaction from the recommended 250 cubic yards of grading or less guideline. Also, Staff recommends that the ABR be given the ability to request a 3-dimensional model or 3-dimensional Auto-cad computer simulation presentation of the project if the grading is proposed to exceed 500 cubic yards outside of the main building footprint.

## **Grading Standards**

Steering Committee and Staff Original Recommendation: Additional standards for Hillside Design District & 20%+ slope projects >250 cubic yards of grading outside the building footprint:

- A licensed civil or structural engineer must prepare the grading plans.
- Require an on-site pre-consultation meeting with Building and Safety Staff, the building contractor, engineer and grading crew with equipment present on the day of grading commencement prior to beginning project grading.
- Require the engineer for the projects to submit interim grading progress reports including grading quantity to be submitted to Building and Safety at the completion of cutting for work to be able to continue and at the mid-point completion of fill for work to be able to continue.

Origin: Meeting #21, Issue Paper I Option K.

Implementation Notes: § 22.10 Vegetation Removal. Potentially rename section to "Grading and Vegetation Removal".

### Staff Recommendations:

- Staff concurs with the first two components of the original recommendation.
- Upon further review, Staff recommends only one grading report to be required at the completion of all (rough) grading, rather than at the mid-point of cut and the mid-point of fill in order to reduce costs to applicants. The requirement for a report from the applicant would assure that grading plan calculations remain honest since the 500 cy Planning Commission review trigger has been eliminated. The in-progress grading report would also allow an opportunity for grading mistakes to be caught early and corrected prior to home construction.
- Additionally, Staff recommends that some Planning Commission approved grading mitigation measures commonly applied as conditions of approval regarding hours of grading, dust control, equipment, and other grading topics be required as standard conditions for all grading projects. The updated Municipal Code § 22.10 would contain these additional recommended updates for Ordinance Committee review.

## **Terracing Projects with Multiple Retaining Walls.**

Steering Committee Recommendation: Currently, as shown in Attachment 5, retaining walls less than 4 feet in height are exempt from building permits and Design Review. In many cases, such an exemption appears appropriate, since the visual and environmental impacts from such a retaining wall are generally minimal. Attachment 5 specifies that if the wall adversely affects drainage or causes erosion, the wall requires a permit. However, sometimes multiple short retaining walls can be proposed for hillside "terracing" projects. Such multiple retaining wall projects can have unsightly results if improperly landscaped and may not lead to the most environmentally sensitive site layout. Although specific proposals regarding potential new terracing project permit triggers were not discussed by the Steering Committee, Staff sees advantages in addressing this issue. Staff proposes that the Steering Committee recommend any retaining wall project, no matter the height or length be subject to a building permit and design review if the project is:

- Located on an average slope of 15% or more

- Located on a property adjoining an ocean bluff
- The overall height of the terraced wall project as measured from highest to lowest point exceeds 6 feet.

Origin: Meeting #21, Issue Paper I.

Implementation Notes: § 22.10 Vegetation Removal. Potentially rename section to "Grading and Vegetation Removal".

Staff Recommendation: Concur.

## **8. On-Site Parking Flexibility Options Update.**

Steering Committee Recommendation: The Steering Committee recommended consideration of parking flexibility in three potential ways:

1. Change parking triggers for legally non-conforming single-family residences in order to allow for design flexibility and reduce project size.
2. Consideration of tandem parking and narrower allowed garages as ways to reduce parking requirements' constraints on design.
3. Consider whether to encourage carports and, if so, how they should be designed.

Discussion: Time did not permit follow-up discussion of this item at Steering Committee meetings. Staff has conducted discussions with Transportation, Zoning Administration and Development Review Staff and found the following.

- **Assumption of larger projects due to parking requirements may be false.** Some Staff members doubt parking requirements for a two-car garage lead to larger projects. In fact, the requirement may encourage many homeowners to remain within 150% of their original home size. Financial resources may be a larger determining factor as to how much a house is resized after a new two-car garage is designed for a site.
- **Narrower allowed garages.** Transportation Staff administratively waives 20' parking garage width requirements for existing legal non-conforming as to width garage structures which functionally accommodate two cars. Therefore, it appears the recommendation for allowing narrower garages in some circumstances is already a flexible parking approach implemented by the City.
- **Carport parking.** This is already an option allowed under the City Zoning Ordinance, but it appears to be disfavored in design review hearings because attractive carport designs are difficult to achieve.
- **Tandem parking.** This option has been discussed by the Planning Commission and does not appear to be an acceptable parking option.

Staff Recommends:

1. Regarding Steering Committee recommendation to consider allowing legally non-conforming single-family residences design flexibility: Continue current Transportation waiver and modification practices.
2. Regarding Steering Committee recommendation to consider tandem parking and narrower allowed garages: discard tandem parking as per Planning Commission discussions. Transportation Staff is undertaking a revision of Parking Design Standards, including potentially narrowing minimum garage width to less than 20' and potential applications of tandem parking. A draft of the revised standards is expected this year of the revised standards. Staff recommends the Steering

Committee defer the work on this topic to the review bodies assigned to review the Transportation report.

3. Regarding Steering Committee recommendation to consider whether to encourage carports and, if so, how they should be designed, Staff recommends a later potential Architectural Board of Review Guidelines update to add guidelines and graphics on how to design quality carports, but such an update would not be feasible as part of the NPO Update at this time.
4. Staff recommends the following two alternative parking flexibility options be considered as part of the NPO Update process:
  - **One Uncovered Parking Space Option.** Staff discussed the possibility of changing the Zoning Ordinance to allow one uncovered space and one covered space if the uncovered space is beyond the front yard, i.e. set back behind the required front yard and front edge of the main building. The uncovered parking space would be exempt from rear and interior yard setback requirements to minimize paving. Staff recommends this option be made available for homes under 85% of the maximum FAR and where the existing site layout lends to the solution without requiring demolition of more than 200 square feet of any existing main building.
  - **3' Garage Setback Allowance in Rear Yard for some zone districts.** For garages located in the back of the home in R-1, E-3 or E-2 zones, a 3' setback from neighboring properties would be allowed where the proposed home is under 85% of the maximum FAR and the existing site layout lends to the solution without requiring demolition of more than 200 square feet of any existing main building.

Implementation Notes: Parking Ordinance Update.

Origin: Meeting #10 Notes: Steering Committee consensus recommendation of Issue Paper D: Option 9 and subsequent Staff analysis.

## **9. Zoning Ordinance General Definition Changes**

Steering Committee Recommendation (includes minor subsequent Staff changes):  
Consider the following definitions for purposes of Design Review:

The definitions presented in Issue Paper C, read:

Floor Area. The area included within the surrounding exterior walls of a building or portion thereof, exclusive of the area occupied by the surrounding walls, vent shafts and courts, areas or structures used exclusively for parking. Floor area is exclusive of decks, balconies, any development which does not require a permit, attics that do not exceed a floor-to-ceiling-height of five (5) feet and basements and cellars that extend no more than two (2) feet above finished grade. Nonhabitable areas used exclusively for regional public utility facilities shall not count toward the calculation of floor area.



Gross Floor Area. Building area square footage as measured from the outside of the exterior walls and includes all living spaces, garages and other accessory structures. Gross floor area is exclusive of decks, balconies, any development which does not require a permit, attics that do not exceed a floor-to-ceiling-height of five (5) feet and basements and cellars that extend no more than two (2) feet above finished grade. Nonhabitable areas used exclusively for regional public utility facilities shall not count toward the calculation of floor area. Any floor area which was constructed, approved, demolished or converted in violation of any provision of this Municipal Code, shall not give rise to any right to rebuild or transfer floor area.

Floor Area Ratio ("FAR"). The area expressed as the ratio of gross floor area of all structures on a parcel to total parcel area.

Discussion: The definitions of floor area presented in Issue Paper C and discussed by the Steering Committee were revised by Staff to simplify application procedures for projects.

The problem identified by Staff with these definitions is that they would add yet more definitions to the application review process. Currently, as shown in Attachment 1, the Zoning and Building and Safety Divisions measure floor area in at least four ways to check project compliance with various laws and regulations. The definitions as originally recommended, would represent two more calculation requirements for each single family application. The value of a new gross definition which approximates a building's size slightly more accurately does not appear to outweigh the burden of placing yet another floor area calculation requirement upon applicants. Rather, a compromise of simply using the definitions listed on the current Project Statistics Form, and updating the Zoning Ordinance with those definitions as described in the Municipal Code Changes Memo, is the best approach.

Staff recommends the following three definitions instead of those cited in Issue Paper C:

Net Floor Area: The area within the surrounding exterior walls of a building, measured from the inside face of exterior walls, exclusive of the area occupied by the surrounding walls, vent shafts, courts and basements with less than a 5' grade to ceiling height.

Gross Floor Area: The area of a structure measured from the outside line of a building, including the area occupied by the surrounding walls, exclusive of vent shafts and courts.

Net Lot Area: The area of a legal lot excluding any public right of way easements.

Floor to Lot Area Ratio: Net floor area divided by net lot area.

Net floor area rather than gross floor area was chosen to be used for floor to lot area calculations. Although net floor area does not include the thickness of exterior walls, net floor area does include uninhabitable detached accessory structures, unlike the

Building and Safety gross floor area. Incidentally, there had been Steering Committee discussions of ways to provide incentives for homes built with thick walls for sustainability purposes. Thick walls also can tend to make window and door features look more aesthetically pleasing. Exclusion of wall thickness from Floor to Lot Area Ratio considerations will allow homeowners to make decisions about wall thickness independent of Floor to Lot Area Ratio regulation effects.

Also not included in the net floor area definitions are any type of decks or courtyards. The Steering Committee had preliminary discussions of potentially including large covered second story decks (e.g. loggias) and some types of courtyards that add to the apparent mass of a building within Floor to Lot Area calculations. These items were controversial among some members of the public. Some public comment stated it would be unfair to include outdoor living areas in Floor to Lot Area calculations, even though they might add to the apparent bulk of a structure. There was also a concern raised that including upper story covered decks might discourage some forms of outdoor living spaces that ought to be encouraged. Using the existing definition of net floor area avoids all of these issues as well, as no courts or decks are included in the calculations. Some projects may “abuse” this exemption by including multiple large covered decks or extensive loggias on a building just under maximum FAR recommendations or requirements. However, the guidelines regarding these items are stronger than in the past:

- The Good Neighbor policies are proposed to be stronger
- More second story decks are proposed to be under the purview of Design Review
- A guideline to discourage large courtyards with tall walls in front yards is included in the SFDG.

Rather than including decks in the FAR calculation for a project, Staff proposes a new option to address potentially overly aggressive deck proposals. Whenever over 400 square feet of covered decks are proposed for a project, Staff proposes that a notation be made on the hearing agenda.

Origin: Issue Paper C

Implementation Notes: Possible revisions to Chapters 22.22, 22.68, 28.04 and 28.87.

**Grading Definitions.** The current Municipal Code contains the following definition for “fill”, but no definition for “grading” or “cut”.

Existing “Fill” Definition: Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

Recommendation is to delete the existing definition of fill and add all of the following definitions. Please note that Staff has learned since the last Steering Committee discussion of this topic that the SBMC includes by reference, the definitions of as-graded, bedrock, bench, borrow, compaction, earth material, erosion, excavation, fill, grade, grading, key, site, slope, soil, and terrace as well as other grading terms from the California Building Code (CBC). Some minor adjustments to the set of definitions considered by the Steering Committee are suggested by Staff below. The changes are

intended to make the new Zoning Ordinance definitions consistent with those adopted by reference in the existing code and avoid repetition. Suggested changes are indicated with underscore and strikeout marks.

- **Grading:** Excavating or filling or any combination thereof. ~~Any activity which involves the physical movement of earth material, including any excavating, filling, stockpiling, movement of material, compaction of soil or creation of borrow pits.~~
- **Import Fill:** Earth material acquired from an off-site location to deposit by artificial means as a part of ~~for use in~~ grading on a site.
- **Export Cut:** Earth material transported off-site.
- **(Re)Compaction:** The densification of earth material by mechanical means.
- **Cut:** (1) An excavation (the mechanical removal of earth material). (2) The difference between a point on the original ground and a designated point of lower elevation on the final grade. (3) The material removed in excavation.
- **Earth Material:** Any rock, natural soil and/or any combination thereof.
- **Excavation:** Mechanical removal of earth material. ~~Any activity by which earth, sand, gravel, rock or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated or bulldozed.~~
- **Fill:** (1) A deposit of earth, sand, gravel, rock, or any other suitable material placed by artificial means; ~~any act by which earth, sand, gravel, rock, or any other suitable material is placed, pushed, dumped, pulled, transported or moved to a new location above the natural surface of the ground or on top of the stripped surface.~~ (2) The difference in elevation between a point on the original ground and a designated point of higher elevation on the final grade, ~~as measured in a vertical plane.~~
- **Stockpiling:** The accumulation of fill material in one location.

Origin: Issue Paper C.

Implementation Notes: § 28.04 Definitions.

### **Deck and Balcony Definitions.**

Steering Committee Recommended Definitions:

- **Deck:** An outdoor platform, constructed on a raised foundation.
- **Balcony:** An unenclosed platform cantilevered from the wall of a building that projects from a building above the ground floor and is surrounded by a railing, balustrade or parapet.

Origin: Meeting 16 Recommendation #5.

Staff Recommendation: Minor edits recommended for clarity as shown below.

- **Deck:** A platform that is wholly or partially supported from the ground below and may be surrounded by a railing, balustrade or parapet. A deck can be freestanding or attached to a building.
- **Deck, Roof:** A deck constructed directly above any top plate line of a structure, within the exterior footprint of the structure, and which is designed to function as usable outdoor area.

**Balcony:** A cantilevered platform that projects from the wall of a building above the ground and is surrounded only by a railing, balustrade or parapet.

Implementation Notes: § 28.04 Definitions.

## **Manufactured and Moved Homes Definitions**

Staff Recommendation: Add the following manufactured housing related definitions derived from State Health and Safety Code 18007 through 18009 and 19971 to the Municipal Code. Manufactured and moved homes are proposed to be subject to ABR review as allowed by State Government Code 65852.3. "Moved home" below, is not derived from the State of California Codes; rather, it is an original definition.

Origin: Staff Recommended Update.

Implementation Notes: § 28.04 Definitions.

**Factory-built housing:** A residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part, including units designed for use as part of an institution for resident or patient care, that is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the California Building Standards **Code** and other regulations adopted by the commission pursuant to Sections 19960 and 19990. Factory-built housing does not include a mobile home, a recreational vehicle, or a commercial modular.

**Manufactured home:** Transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under this part. "Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq.).

**Manufactured home accessory building or structure** includes, but is not limited to, any awning, portable, demountable, or permanent cabana, ramada, storage cabinet, carport, skirting, heater, cooler, fence, windbreak, or porch or other equipment established for the use of the occupant of the manufactured home or mobile home.

**Moved home:** A home previously approved for occupancy at a location within the City of Santa Barbara that is proposed to be relocated to another parcel within the City.

**New manufactured home** is not defined as a "used manufactured home" or "used mobile home", which is delivered for sale or lease in this state, and which has not been delivered to a first purchaser or lessor for purposes other than resale or reletting.

## **10. Lighting Ordinance**

Steering Committee Recommendation: The Steering Committee recommended updating lighting guidelines in the Good Neighbor Guidelines and avoiding repeating any Lighting Ordinance information in the Single Family Design Guidelines.

Staff Recommendation: Staff concurs with the recommendation to update Single Family Design Guidelines lighting guidelines, and also recommends minor amendments to the Lighting Ordinance. Staff also recommends repeating applicable Lighting Ordinance sections in the Good Neighbor Policies for homeowners who might not normally access the Lighting Ordinance.

Origin: Meeting #16 Recommendation #3.

Implementation Notes: Lighting Ordinance and Lighting Guidelines.

Staff Comment: Staff Lighting Ordinance and Guidelines revisions to be completed as part of SFDG/NPO Update implementation.

## Two-Story Home Draft Proposed Floor to Lot Area Ratios (FARs)

To determine draft maximum home size for a property, follow these steps:

1. Determine property lot size.
2. Find the lot size range which includes the lot size on Table 1, below.
3. Complete the formula using the lot size. First multiply the listed factor by the lot size, then add it to the "base" number.
4. If you would like to check your work with some example FAR calculations, see Table 2.

**Table 1: Formula Table**


Lot Size	Max. Home Size (in sq. ft.) incl. garage
<4000	2200
< 10000 sq. ft.	$1200 + (.25 * \text{Lot size in sq. ft.})$
10000 - 14999 sq. ft.	$2500 + (.125 * \text{Lot size in sq. ft.})$
15000 - 19999 sq. ft.	$4180 + (.013 * \text{Lot size in sq. ft.})$
$\geq 20000$	$4430 + (.013 * \text{Lot size in sq. ft.})$

Garage Allowance	
Lot Size	Allowance
< 20000	500
> 20000	750*
$\geq 20000$	750*

\*Where zone district allows, see Municipal Code 28.87.160.4

**Table 2: Example FAR Calculations Table**

Lot Size	Proposal			
	85% of Max. Home Size	Max. Home Size excl. garage	Max. Home Size incl. garage	Max. FAR incl. garage
4000	1870	1700	2200	0.55
5000	2083	1950	2450	0.49
6000	2295	2200	2700	0.45
7000	2508	2450	2950	0.42
8000	2720	2700	3200	0.40
9000	2933	2950	3450	0.38
10000	3188	3250	3750	0.38
11000	3294	3375	3875	0.35
12000	3400	3500	4000	0.33
13000	3506	3625	4125	0.32
14000	3613	3750	4250	0.30
15000	3719	3875	4375	0.29
15001	-	3875	4375	0.29
20000	-	3940	4690	0.23
1/2 acre	-	3963	4713	0.22
3/4 acres	-	4105	4855	0.15
1 acre	-	4246	4996	0.11
1.5 acres	-	4529	5279	0.08
2 acres	-	4813	5563	0.06
2.5 acres	-	5096	5846	0.05
3 acres	-	5379	6129	0.05
3.5 acres	-	5662	6412	0.04
4 acres	-	5945	6695	0.04
4.5 acres	-	6228	6978	0.04
5 acres	-	6511	7261	0.03
5.5 acres	-	6795	7545	0.03
6 acres	-	7078	7828	0.03

 = Guidelines only for lots over 15,000 square feet

	Under 85% of Max. FAR	Over 85% of Max. FAR	Special Considerations: Over Maximum (Option 2)
Submittal Fee	\$305 - \$1330 fee*	\$305 - \$1330 fee*	\$1670 - \$2395 fee*
Plans	3 sets	3 sets	3 sets
Vicinity Map and Project Tabulations	Yes	Yes	Yes
Photographs	<ul style="list-style-type: none"> <li>existing building (if any)</li> <li>adjacent structures</li> <li>composite panoramic view of the site</li> <li>surrounding areas</li> <li>existing neighborhood streetscape</li> </ul>	<ul style="list-style-type: none"> <li>existing building (if any)</li> <li>adjacent structures</li> <li>composite panoramic view of the site</li> <li>surrounding areas</li> <li>existing neighborhood streetscape</li> </ul>	<ul style="list-style-type: none"> <li>existing building (if any)</li> <li>adjacent structures</li> <li>composite panoramic view of the site</li> <li>surrounding areas</li> <li>existing neighborhood streetscape</li> <li>proposed neighborhood streetscape with photo simulation of new development</li> </ul>
Exterior Elevation Drawings	All sides of proposed project.	<ul style="list-style-type: none"> <li>All sides of proposed project</li> <li>Street Elevation (outline silhouettes only)</li> </ul>	<ul style="list-style-type: none"> <li>All sides of proposed project</li> <li>Street Elevation (outline silhouette and window and door outlines)</li> </ul>
Three Dimensional Graphics	<ul style="list-style-type: none"> <li>Auto-Cad computer simulation presentation if grading &gt; 500 cubic yards outside main footprint can be required.</li> </ul>	<ul style="list-style-type: none"> <li>Auto-Cad computer simulation presentation if grading &gt; 500 cubic yards outside main footprint can be required.</li> <li>Perspective drawing or three dimensional model, applicant's choice.</li> </ul>	<ul style="list-style-type: none"> <li>Auto-Cad computer simulation presentation if grading &gt; 500 cubic yards outside main footprint can be required.</li> <li>Three-dimensional scale model or three-dimensional auto-cad presentation of proposed project and adjacent property existing structures required.</li> </ul>
20 Closest Homes Analysis	None	\$45 Assessor report of 20 closest homes simple data print-out only.	Full 20 closest homes analysis, current data required.
Story Poles	Not likely to be required, or if required, basic level most likely.	Likely to be required, if required, standard level most likely.	Full level of Story Poles Required.
ABR Vote	<ul style="list-style-type: none"> <li>NPO Findings must be made.</li> <li>Majority vote required.</li> </ul>	<ul style="list-style-type: none"> <li>NPO Findings must be made.</li> <li>2/3 Majority Vote required.</li> </ul>	<ul style="list-style-type: none"> <li>NPO Findings must be made.</li> <li>2/3 Majority Vote required.</li> </ul>
Planning Commission Modification Approval	Not Applicable	Not Applicable	<p>Modification Approval Standards:</p> <ul style="list-style-type: none"> <li>Project proposal meets minimum setback and open yard Zoning standards.</li> <li>A noticed workshop was held for neighbors.</li> <li>No upper-story decks or balconies within double the distance of required interior yard setbacks.</li> <li>No upper-story window is directly aligned with a neighbor's window, or any directly aligned windows are opaque.</li> </ul>
Neighbor Workshop	None required	None required	Required prior to application.

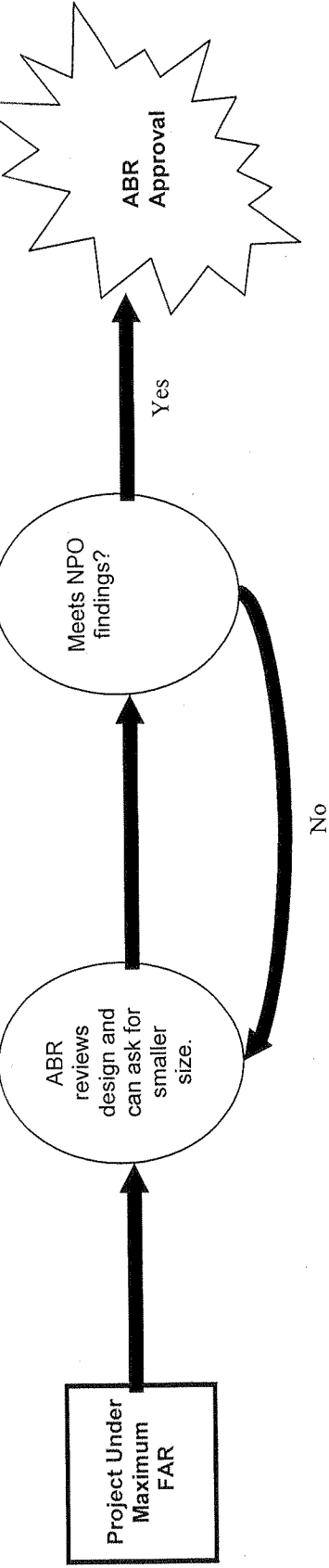
\*Assumes required mailed notice, location outside Coastal Zone, CEQA exempt, no modification requests or as built work, and no special scheduling fees.  
 Fee schedule is located on the web at: [www.santabarbara.ca.gov/NR/rdonlyres](http://www.santabarbara.ca.gov/NR/rdonlyres).

	Under 85% of Max. FAR	Over 85% of Max. FAR	Special Considerations: Over Maximum (Option 3)
Submittal Fee	\$305 - \$1330 fee*	\$305 - \$1330 fee*	\$1670 - \$2395 fee*
Plans	3 sets	3 sets	3 sets
Vicinity Map and Project Tabulations	Yes	Yes	Yes
Photographs	<ul style="list-style-type: none"> <li>existing building (if any)</li> <li>adjacent structures</li> <li>composite panoramic view of the site</li> <li>existing neighborhood streetscape</li> </ul>	<ul style="list-style-type: none"> <li>existing building (if any)</li> <li>adjacent structures</li> <li>composite panoramic view of the site</li> <li>existing neighborhood streetscape</li> </ul>	<ul style="list-style-type: none"> <li>existing building (if any)</li> <li>adjacent structures</li> <li>composite panoramic view of the site</li> <li>existing neighborhood streetscape</li> <li>proposed neighborhood streetscape with photo simulation of new development</li> </ul>
Exterior Elevation Drawings	All sides of proposed project.	<ul style="list-style-type: none"> <li>All sides of proposed project</li> <li>Street Elevation (outline silhouettes only)</li> </ul>	<ul style="list-style-type: none"> <li>All sides of proposed project</li> <li>Street Elevation (outline silhouette and window and door outlines)</li> </ul>
Three Dimensional Graphics	<ul style="list-style-type: none"> <li>Auto-Cad computer simulation presentation if grading &gt; 500 cubic yards outside main footprint can be required.</li> </ul>	<ul style="list-style-type: none"> <li>Auto-Cad computer simulation presentation if grading &gt; 500 cubic yards outside main footprint can be required.</li> <li>Perspective drawing or three dimensional model, applicant's choice.</li> </ul>	<ul style="list-style-type: none"> <li>Auto-Cad computer simulation presentation if grading &gt; 500 cubic yards outside main footprint can be required.</li> <li>Three-dimensional scale model or three-dimensional auto-cad presentation of proposed project and adjacent property existing structures required.</li> </ul>
20 Closest Homes Analysis	None	\$45 Assessor report of 20 closest homes simple data print-out only.	Full 20 closest homes analysis, current data required.
Story Poles	Not likely to be required, or if required, basic level most likely.	Likely to be required, if required, standard level most likely.	Full level of Story Poles Required.
ABR Vote	<ul style="list-style-type: none"> <li>NPO Findings must be made.</li> <li>Majority vote required.</li> </ul>	<ul style="list-style-type: none"> <li>NPO Findings must be made.</li> <li>2/3 Majority Vote required.</li> </ul>	<ul style="list-style-type: none"> <li>NPO Findings must be made.</li> <li>2/3 Majority Vote required.</li> </ul> <p>Special Findings:</p> <ul style="list-style-type: none"> <li>Project proposal meets minimum setback and open yard Zoning standards.</li> <li>A noticed workshop was held for neighbors.</li> <li>No upper-story decks or balconies within double the distance of required interior yard setbacks.</li> <li>No upper-story window is directly aligned with a neighbor's window or any directly aligned windows are opaque.</li> </ul>
Neighbor Workshop	None required	None required	Required prior to application.

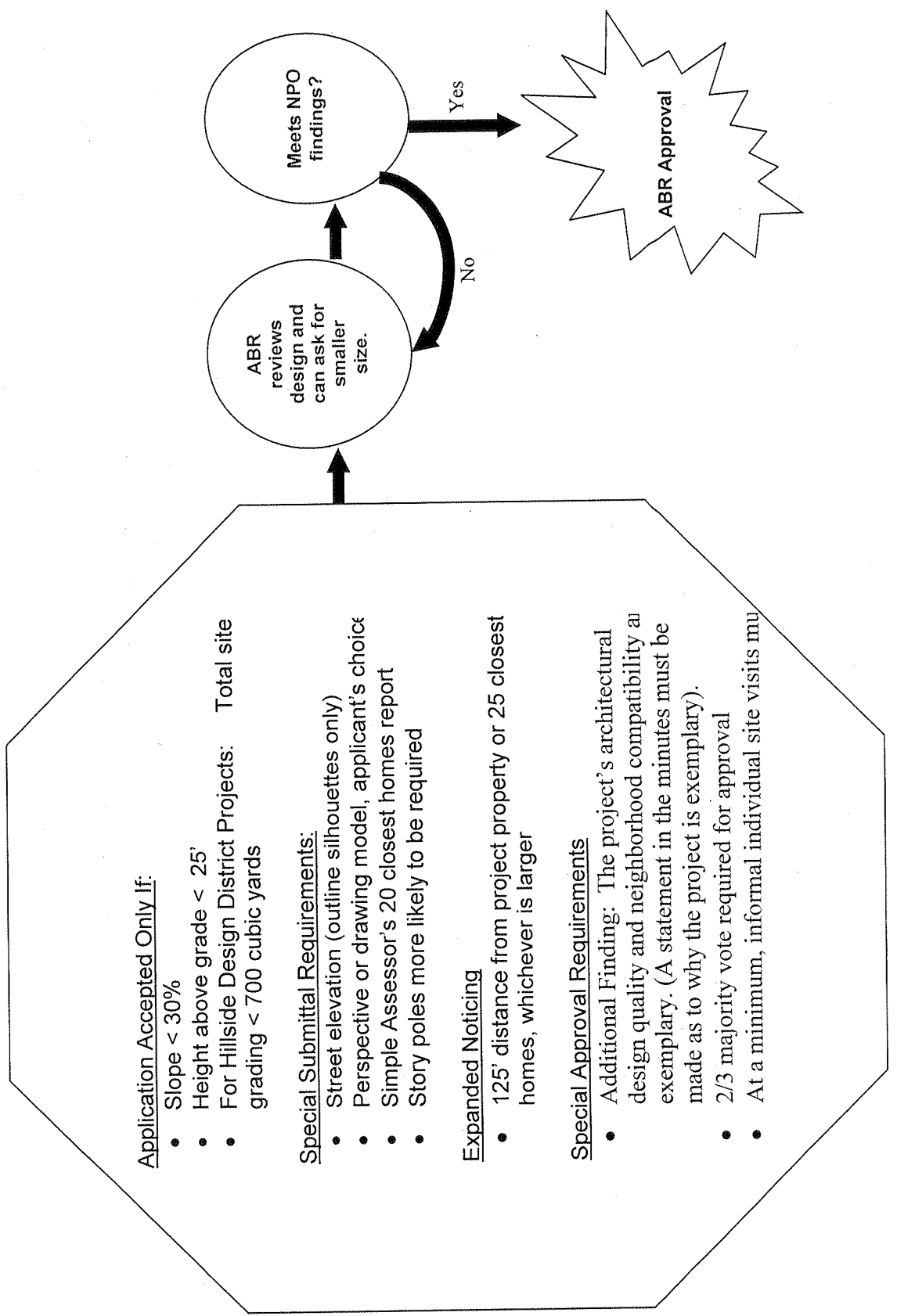
\* Assumes required mailed notice, location outside Coastal Zone. CEQA exempt, no modification requests or as built work, and no special scheduling fees.  
 Fee schedule is located on the web at: [www.santabarbara.ca.gov/NR/rdonlrvs](http://www.santabarbara.ca.gov/NR/rdonlrvs).



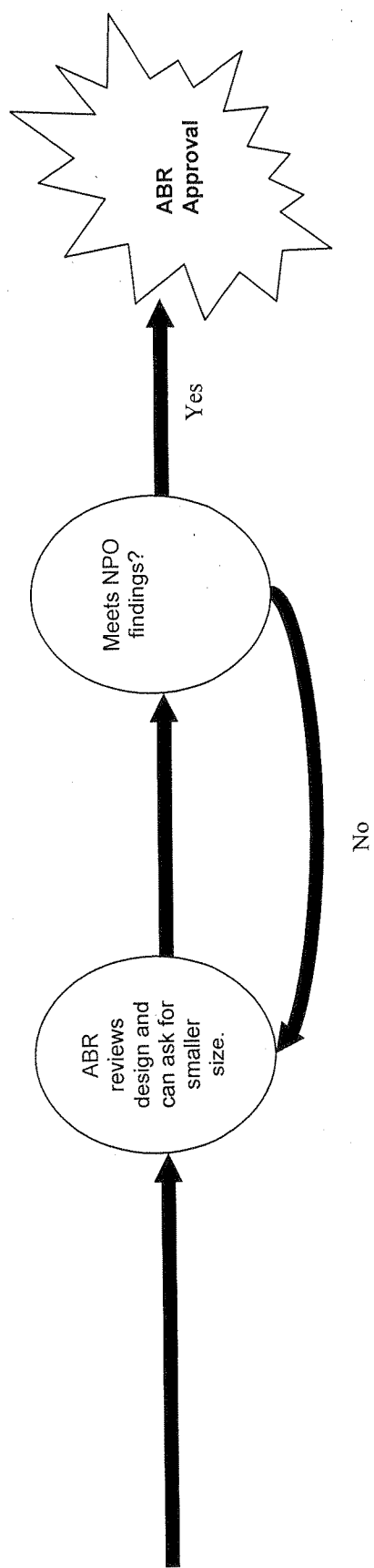
**Standard**  
(**<85% of**  
**Max. FAR**)



**> 85% of**  
**Max. FAR**



**Standard**  
(**<85% of**  
**Max. FAR)**



**> 85% of**  
**Max. FAR**

